



# TOWN OF LEDYARD

## Land Use/Planning/Public Works Committee

### Meeting Minutes

741 Colonel Ledyard Highway  
Ledyard, Connecticut 06339

#### Regular Meeting

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**Monday, August 4, 2025**

**6:00 PM**

**Town Hall Annex - Hybrid Format**

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In -Person: Annex Meeting Room - Town Hall Annex Building

Remote Participation: Information Noted Below:

Meeting went into Recess

**Join Zoom Meeting from your Computer, Smart Phone or Tablet:**

**<https://us06web.zoom.us/j/88591813628?pwd=Qpo4VLEkhhbIGAyf26QxwP0HHyhXZ3S.1>**  
**Or by Audio Only: Telephone: +1 646 558 8656; Meeting ID: 885 9181 3628; Passcode: 385525**

#### I CALL TO ORDER

The meeting was called to order by Councilor St. Vil at 6:00 p.m. at the Town Hall Annex Building.

Councilor St. Vil welcomed all to the Hybrid Meeting noting for the Town Council Land Use/Planning/Public Works Committee and members of the Public who were participating via video conference that the remote meeting information was available on the Agenda that was posted on the Town's Website - Granicus-Legistar Meeting Portal.

#### II. ROLL CALL

**Present:** Gary St. Vil  
Kevin Dombrowski  
Carmen Garcia-Irizarry

In addition, the following were present:

Councilor Barns  
Mr. Mike Cherry  
Administrative Assistant Roxanne Maher

#### III. RESIDENTS & PROPERTY OWNERS COMMENTS

*Mr. Mike Cherry*, 5 Whippoorwill Drive, Gales Ferry, attending remotely via Zoom, stated the former Kartway/Ice-cream Stand on Route 12 was collapsing. He stated the *For Sale* sign was also falling over, and he questioned the status of the property. He stated that the property was a hazard noting that its location was the gateway to Gales Ferry.

Councilor Dombrowski stated that 1644 Route 12 Gales Ferry (Kartway Property) was included on the Blight Report. He noted that a complaint for a blighted property was received on June 18, 2025 and he noted that the property has been in violation of blight for over a year. He stated per the Blight Report the property had a history of blight since the original owner passed away. The new owners put the property on the market; however, the property was in poor condition and in violation of several sections of the Blight Ordinance. He stated that an additional complaint regarding bulky waste about clothing donation that was dropped at the bins was received on August 4, 2025. He stated in the August 4, 2025 Report that Blight Officer Hannah Gienu noted that she would make contact with the property owner for clean-up and proper maintenance of the property.

IV. PRESENTATIONS / INFORMATIONAL ITEMS

None.

V. APPROVAL OF MINUTES

MOTION to approve the Land Use/Planning/Public Works Minutes of June 2, 2025

VI. OLD BUSINESS

1. Continued discussion regarding the progress of enforcing regulations to address blight issues.

Councilor St. Vil noted a Blight Report was provided for tonight's meeting; and he thanked Zoning Enforcement Officer Hannah Gienu noting that he appreciated her work.

Councilor St. Vil went on to state that Land Use Director Elizabeth Burdick sent an email late this afternoon that she would not be able to attend tonight's meeting. He stated that he would pass along the concerns regarding the collapsing structure at the Kartway Property to Ms. Burdick via an email communication.

Councilor Dombrowski noted a property on Gallup Hill involving a Landscaper would be going to a hearing and fine due to a zoning violation

2. Spicer Homestead Ruins - Historical Research and Photos.

Councilor Barnes, Town Council Liaison to the Historic District Commission, stated he was present this evening to obtain clarification regarding the “*Nex Step*” for the Historic District Commission to proceed with obtaining a Historic Designation for the Spicer Homestead Ruin, noting that there appeared to be some confusion on the part of the Commission regarding: (1) The next step; (2) The appointment of a Historic District Study Committee; and (3) Concerns that the A2 Survey was incorrect.

Councilor Dombrowski stated at the LUPPW Committee’s June 3, 2023 meeting he laid out the steps in an email to seek a Historic Designation as provided by Connecticut General Statutes 97, Sec. 7-147b. He also noted that his email was provided to Historic District Commission Member Karen Parkinson; the Steps were documented in the LUPPW Committee meeting minutes; and that all this information has been attached to Legislative File #23-2143 that has been part of the Agenda da on the Meeting Portal since 2023. He stated based on his June 3, 2023 email that the Historic District Commission was only on Step #2.

Councilor Dombrowski continued by addressing the A2 Survey stating that the Survey was not incorrect, but that it was not what the Historic District Commission wanted, noting that they were looking for the area to preserve to be larger than the boundaries outlined in the A2 Survey that Dieter & Gardner Surveyors provided.

Councilor Garcia-Irizarry questioned what the Historic District Commission could do if they were not satisfied with the A2 Survey that was done. Councilor Dombrowski stated that they could request that a new A2 Survey be conducted.

Councilor St. Vil stated all of the LUPPW Committee’s discussions regarding the Spicer Homestead Ruins with Mrs. Parkinson and other Members of the Historic District Commission have been well documented in their minutes, which included the process and steps to seek a Historic Designation.

Councilor St. Vil went on to state during the LUPPW Committee’s May 5, 2025 meeting at which Historic District Commission Members Ms. Karen Parkinson and Mr. Doug Kelley were in attendance, that Land Use Director/Town Planner Elizabeth Burdick offered to: (1) Review the steps necessary to seek a Historic Designation; (2) Facilitate a meeting between Mayor Allyn and Mrs. Parkinson and/or other Historic District Commission Members to discuss the A2 Survey that was prepared by Dieter & Gardner Surveyors; and (3) Offered to attend a Historic District Commission meeting to review the step-by-step process required to move the initiative forward. However, he stated in her email today Ms. Burdick noted that she did not have any update regarding the Spicer Homestead Ruins.

**Mr. Mike Cherry**, 5 Whipoorwill Drive, Gales Ferry, suggested the Historic District Commission set up a time to meet with Land Use Director Elizabeth Burdick, noting her experience and knowledge.

Councilor Garcia-Irizarry suggested the LUPPW Committee send the Historic District Commission a letter to document their discussions to date; and to ask about their progress to date.

The LUPPW Committee agreed to send the Historic District Commission a letter to:

- Clarify that the *historic district commission may from time to time, by following the procedure for creation of an historic district provided for in section 7-14b, suggest that a historic district be enlarged or that additional districts be created*". Under this provision, the *Historic District Commission was authorized to serve as a Historic District Study Committee* and has the ability to take on tasks to investigate the feasibility of preserving historic properties such as the Spicer Homestead Ruins.
- Ask what Steps the Historic District Commission has completed to date.
- Ask the Historic District Commission what their next Step was going to be.
- Ask the Historic District Commission what their timeline was.
- Request that the Historic District Commission acknowledge the receipt of their letter by October 3, 2025; as to not keep unfinished business items on their agenda indefinitely.
- Inform the Historic District Commission that the Spicer Homestead Ruins would be removed from future LUPPW Committee Agendas, should they not receive a response from the Historic District Commission, as requested.

Councilor Barnes thanked the LUPPW Committee for their discussion this evening, and he noted that he believed a letter to the Historic District Commission would be helpful.

**RESULT:** CONTINUE

3. Discussion to consider drafting an Ordinance to address Noise Issues, as requested in Ms. Johnston's August 12, 2024 email.

Councilor St. Vil stated based on the LUPPW Committee's research he wrote a letter to Ms. Johnston to inform her of their findings that a Noise Ordinance was not needed because the Connecticut General Statutes included provisions to address noise through the Police Department. He stated that his letter dated April 24, 2025 was attached to LF #2024-0778 on the Meeting Portal.

Councilor St. Vil went on to state at their June 2, 2025 Meeting that the LUPPW Committee agreed to keep this item on their Agenda for one or two more meetings; and that they would follow up with Ms. Burdick and Chief Rich to see if they have any additional information. He noted in her email today that Land Use Director/Town Planner Elizabeht Burdick stated that the Land Use Department was still working with Pride's Corner regarding the final permitting of the greenhouses, and that they have not received any complaints regarding noise issues. He noted that she also

indicated that all the greenhouses as shown on an As-Built Plan submitted to the Land Use Office meet the minimum setbacks required for the Zoning District in which they were located and may be approved for Zoning Compliance.

Councilor St. Vil stated without objection that this item would be removed from the LUPPW Committee's future agendas. Councilor Dombrowski and Councilor Garcia-Irizarry agreed that their work has been completed on this matter and to remove it from the Committee's agenda.

4. Any other Old Business proper to come before the Committee.

None

#### VII. NEW BUSINESS

1. Any other New Business proper to come before the Committee.

None

#### IV. ADJOURNMENT

Councilor Dombrowski moved the meeting be adjourned, seconded by Councilor St. Vil.

VOTE: 3- 0 Approved and so declared, the meeting was adjourned at 6:31 p.m.

Respectfully submitted,

Gary St. Vil  
Committee Chairman  
Land Use/Planning/Public Works Committee

DISCLAIMER: Although we try to be timely and accurate these are not official records of the Town.